

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29107

74/75

Property Information

property address: 2112 MALONEY  
legal description: HILLCREST, BLOCK N, LOT 11-14 & 20' OF 15  
owner name/address: HYDER, SYED  
911 WINGED FOOT DR  
COLLEGE STATION, TX 77845-8973  
full business name: W19 old pkg lot  
land use category: vacant type of business: W19 parking lot  
current zoning: C3 occupancy status: vacant  
lot area (square feet): 30,800 frontage along Texas Avenue (feet): W19  
lot depth (feet): 141 sq. footage of building: W19  
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
220 ft.

Improvements

# of buildings: 0 building height (feet): 0 # of stories: \_\_\_\_\_  
type of buildings (specify): \_\_\_\_\_  
building/site condition: 1  
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) W19  
approximate construction date: accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) open shed, chain fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: ~~XXXX~~  
\_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) sand piles, trashcans, junk  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no my

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_